



DISTRICT OF COLUMBIA
PUBLIC SCHOOLS



Murch Community Meeting

December 17, 2015



Agenda

- Introductions / “Rules of the Road”
- Welcome from Principal Cebzynski
- Project Overview & Builder Announcement
- Murch Swing Space Discussion (Q&A after each scenario)
- Next Steps
- Q&A

Rules of the Road

- CELLPHONES OFF OR ON VIBRATE
- RESTROOMS
- RESPECT OPINIONS OF OTHERS
- THE MEETING WILL RUN FROM 6PM TO 8PM
- Q&A WILL BE TAKEN AT THE END OF SWING SCENARIO
 - Each speaker will be given 30 seconds
 - Comments / Questions will be documented

Opening Remarks from Principal C



Project Overview

Project: Murch ES

Start Date: June 2016

Students Occupy Building: August 2018

Budget: FY16: \$30.4 million | FY17: \$32.756 million | Total: \$68,295,000 (includes previous balance)

Architects: R. McGhee and Associates / Hord Coplan Macht

Design Builder: MCN Build

- Rose Reno Modernization
- Powell ES Modernization
- Hyde-Addison ES Modernization
- Langdon ES Phase I Modernization
- Several others...

Swing Space Program Criteria

- 35 Classrooms
- Administrative space/ Welcome Center
- Gym/Cafeteria space
- Kitchen space
- Nurse space
- Outdoor play space
- Pick-up/Drop-off
- Safe location (i.e. able to utilize DCPS security protocols)
- Delivery access
- ADA considerations
- DCPS IT Infrastructure
- Able to accommodate the above for 2 years
- Close to Murch ES
- Access to parking

Overarching Considerations

- Safety
- Impact on Instruction
- Proximity to Murch
- Community Impact
- Transportation Logistics
- Parking Availability
- Play Space Availability
- Financial Cost

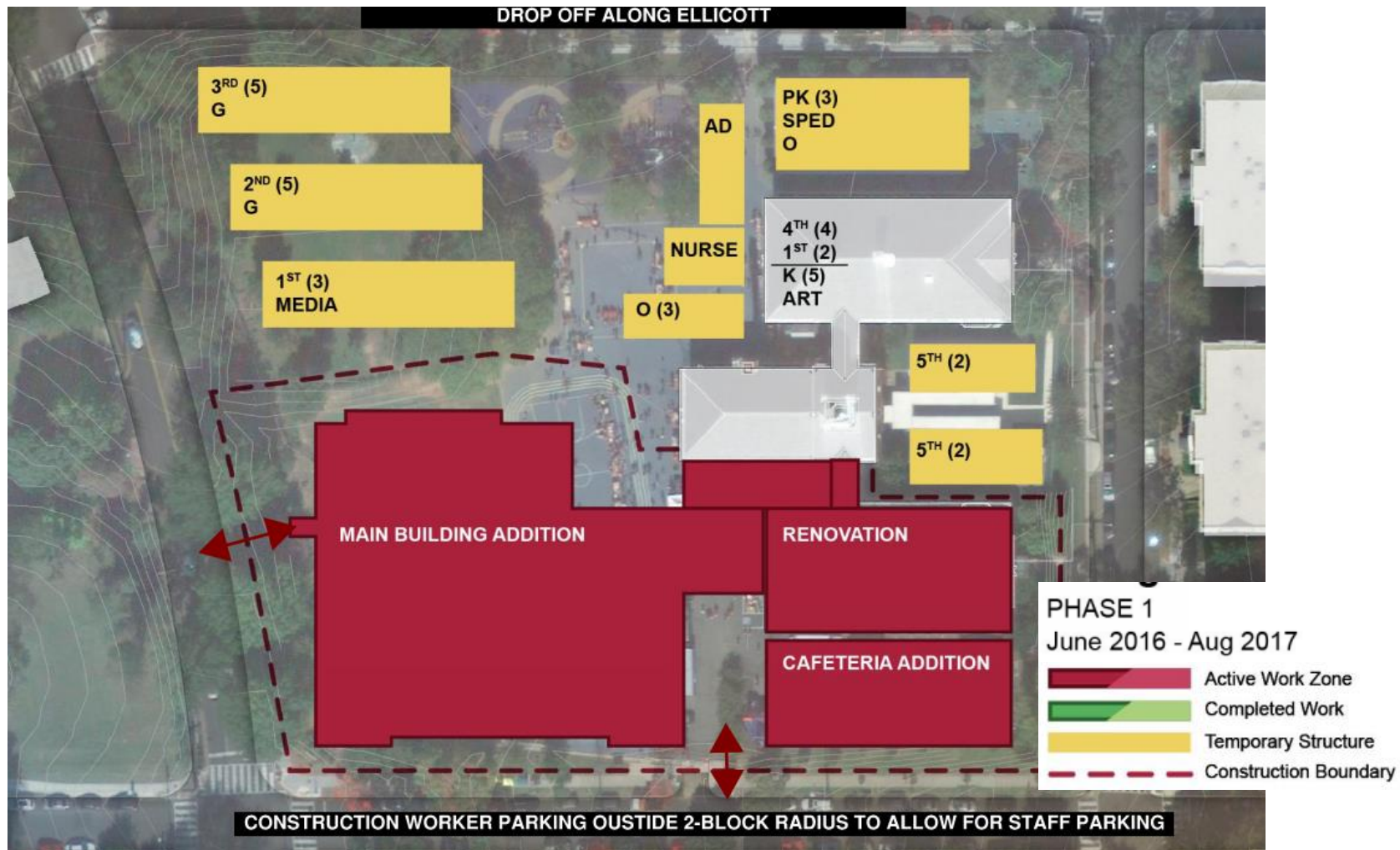
Swing Space Sites Analyzed by RFS

- DGS has been evaluating multiple swing space options for Murch. The DGS Portfolio team issued a Request for Space (RFS) for private buildings to express interest in leasing property to DCPS.
- **Intelstat Building** – only response to RFS received; lease and tenant improvements; cost prohibitive
- **Fannie Mae** – tenants will not vacate until 2017
- **American University** – building and land owner would not grant lease
- **Howard University Law School** – building in extremely poor condition; only 25,000 sf; lack of play space
- **Fillmore School** – building and land owner would not grant lease
- **Wesley Theological Seminary** – building and land owner would not grant lease
- **Christ Church of Washington** – building and land owner would not grant lease
- **Jackson School Art Center** – building and land owner would not grant lease
- **4001 Brandywine St NW** (Partially empty office building) – building and land owner would not grant lease
- **5252 Wisconsin Ave NW** (Partially empty office building) – 37,000 sf of retail space, mostly below grade; no natural light
- 4 scenarios remain under consideration: On Site at Murch, Split Between Murch/Capital Memorial Church, Lafayette, and UDC.

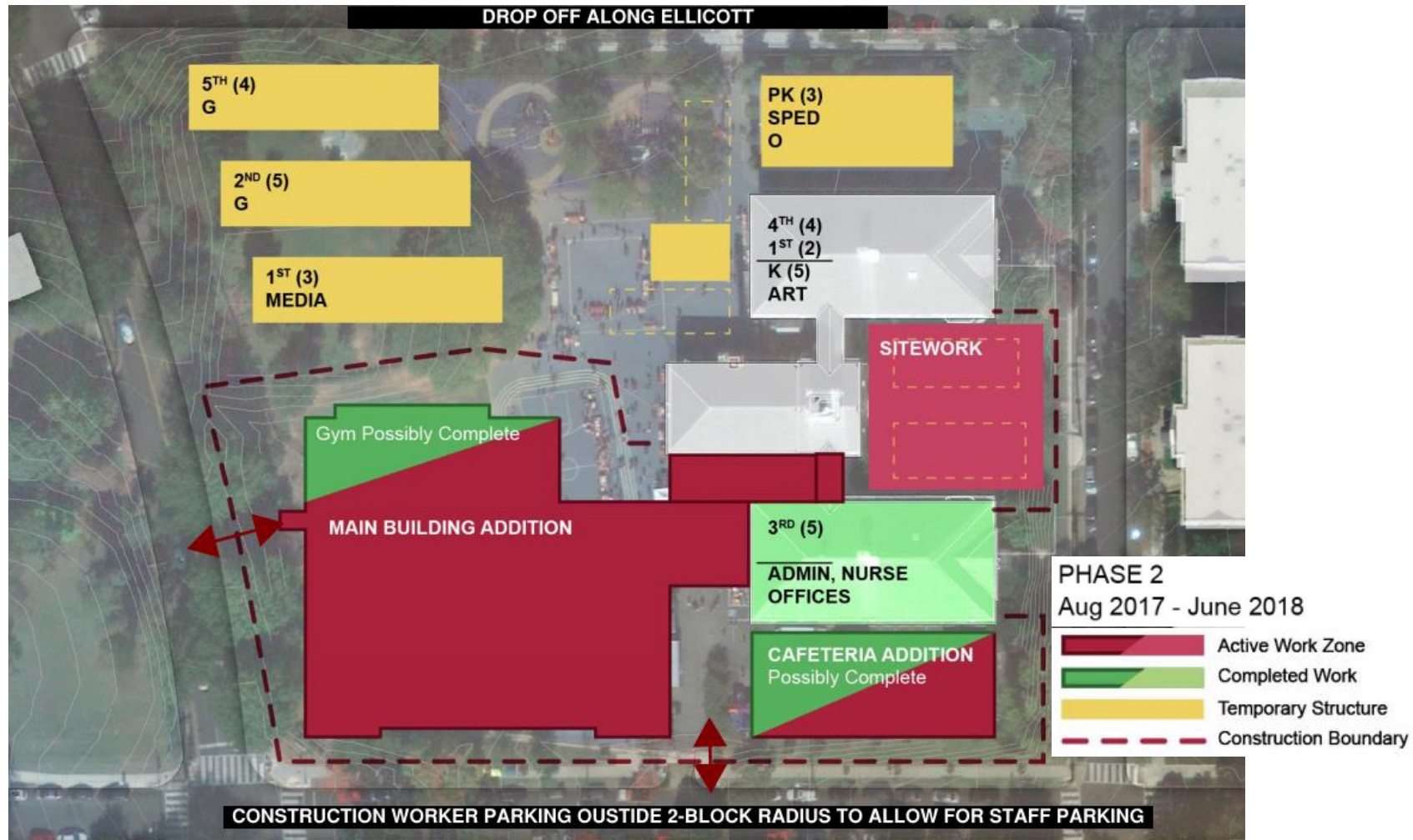
Scenario 1: On Site at Murch



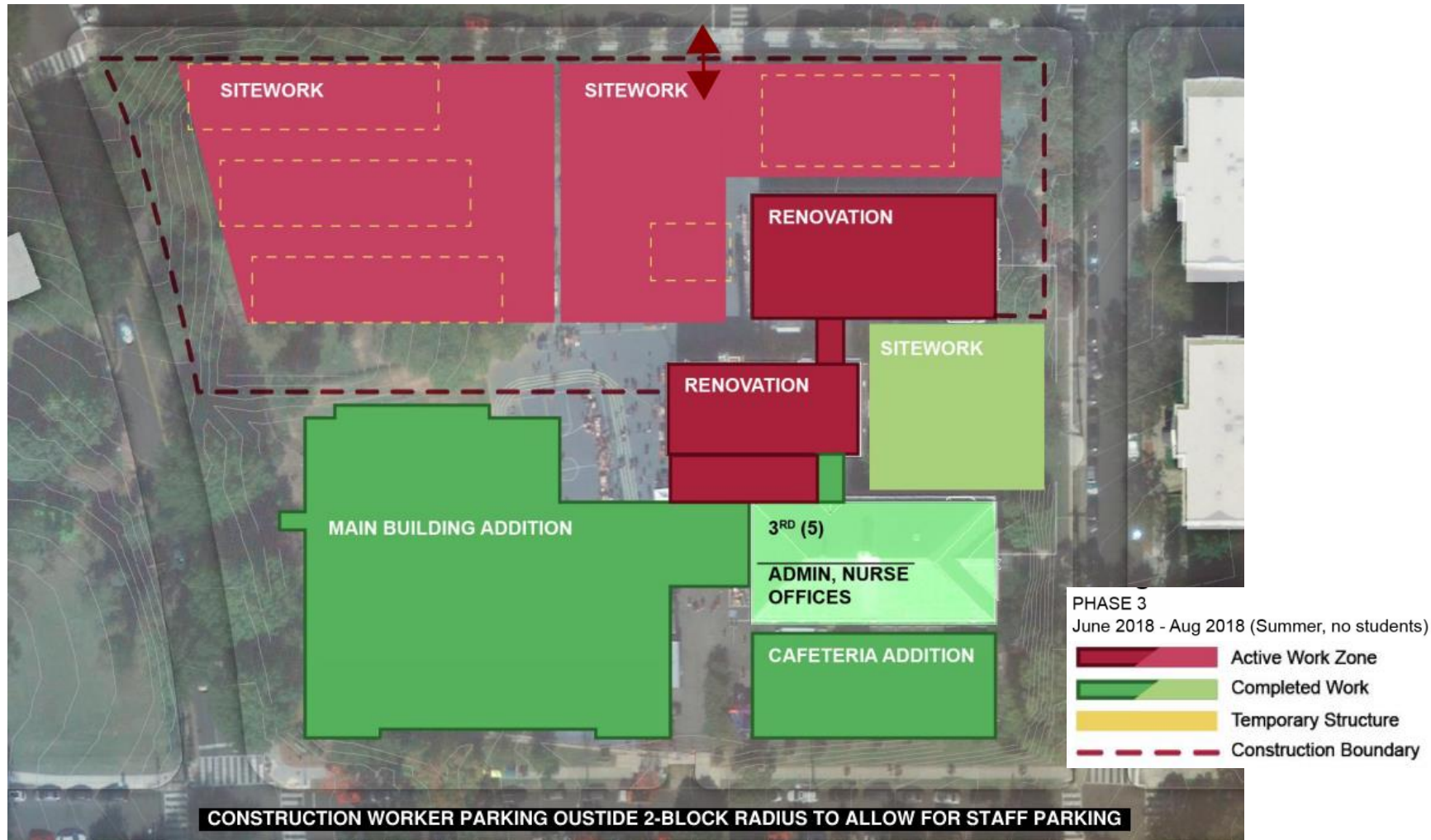
Scenario 1: On Site at Murch



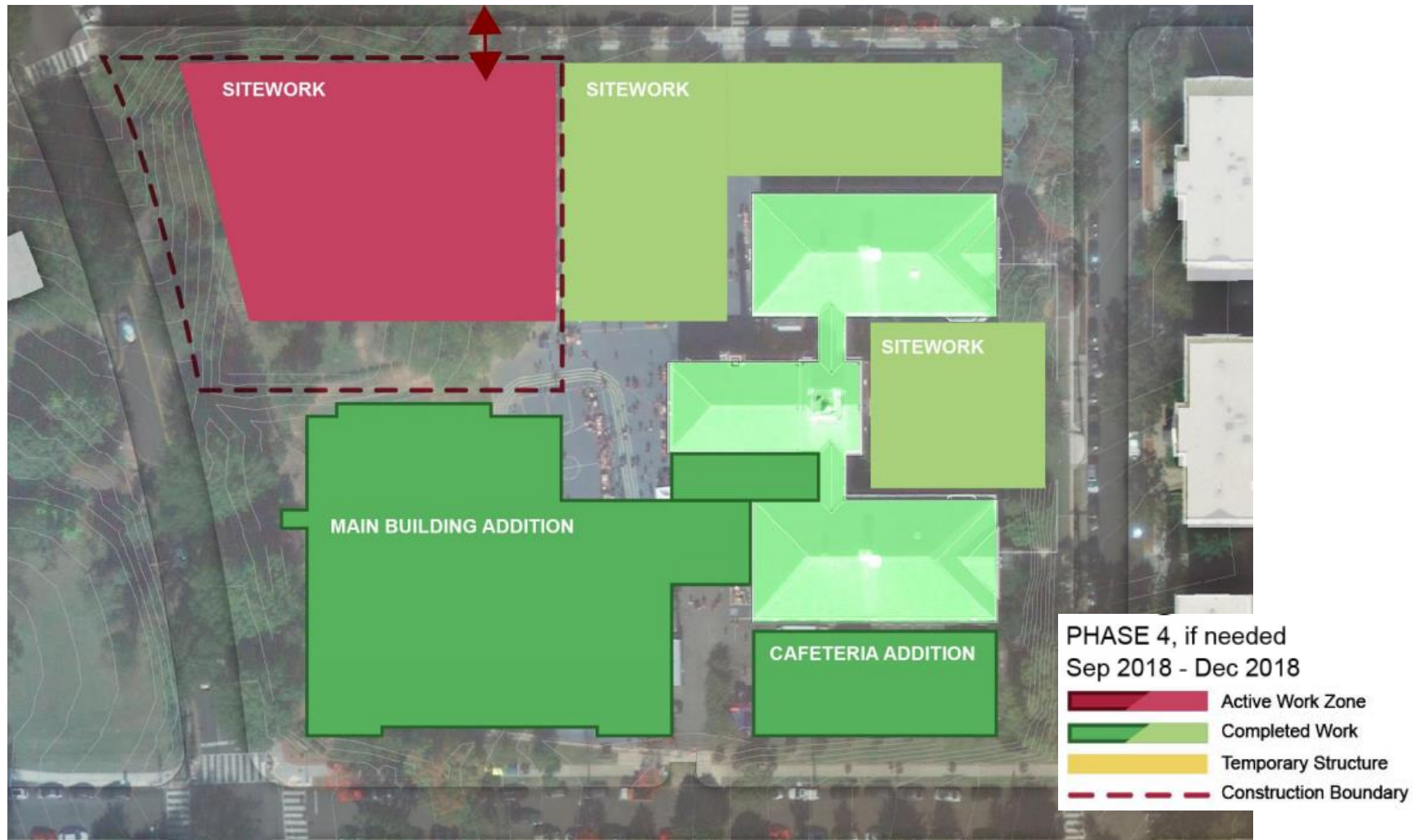
Scenario 1: On Site at Murch



Scenario 1: On Site at Murch



Scenario 1: On Site at Murch



Scenario 1: On Site at Murch

Estimated Cost: \$2.5M

Pros

- Students remain in Murch Community
- Student population remains together
- Estimated to be the cheapest Option

Cons

- Students next to active construction site (noise, dust, etc)
- Multiple moves at different phases of construction.
- Additional construction traffic will make pick-up and drop off difficult.
- Reduced play space
- Adds restrictions to the builder (location, timing)

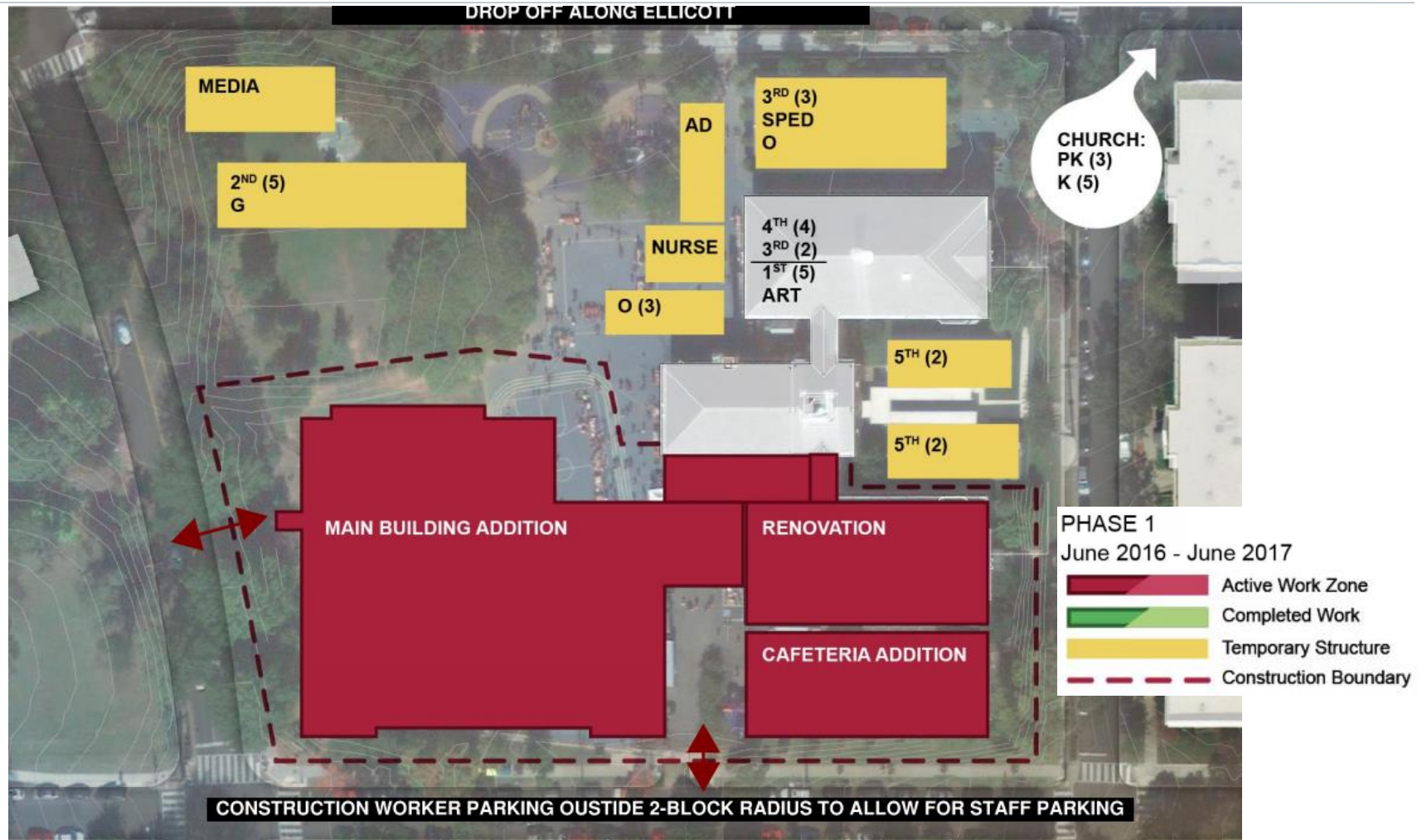
Next Steps – Scenario 1

- Evaluate laydown areas, trailer placement, and phasing with builder.
- Evaluate traffic impact
- Evaluate feedback from Murch community
- If selected, work with the school and the SIT on program layout.

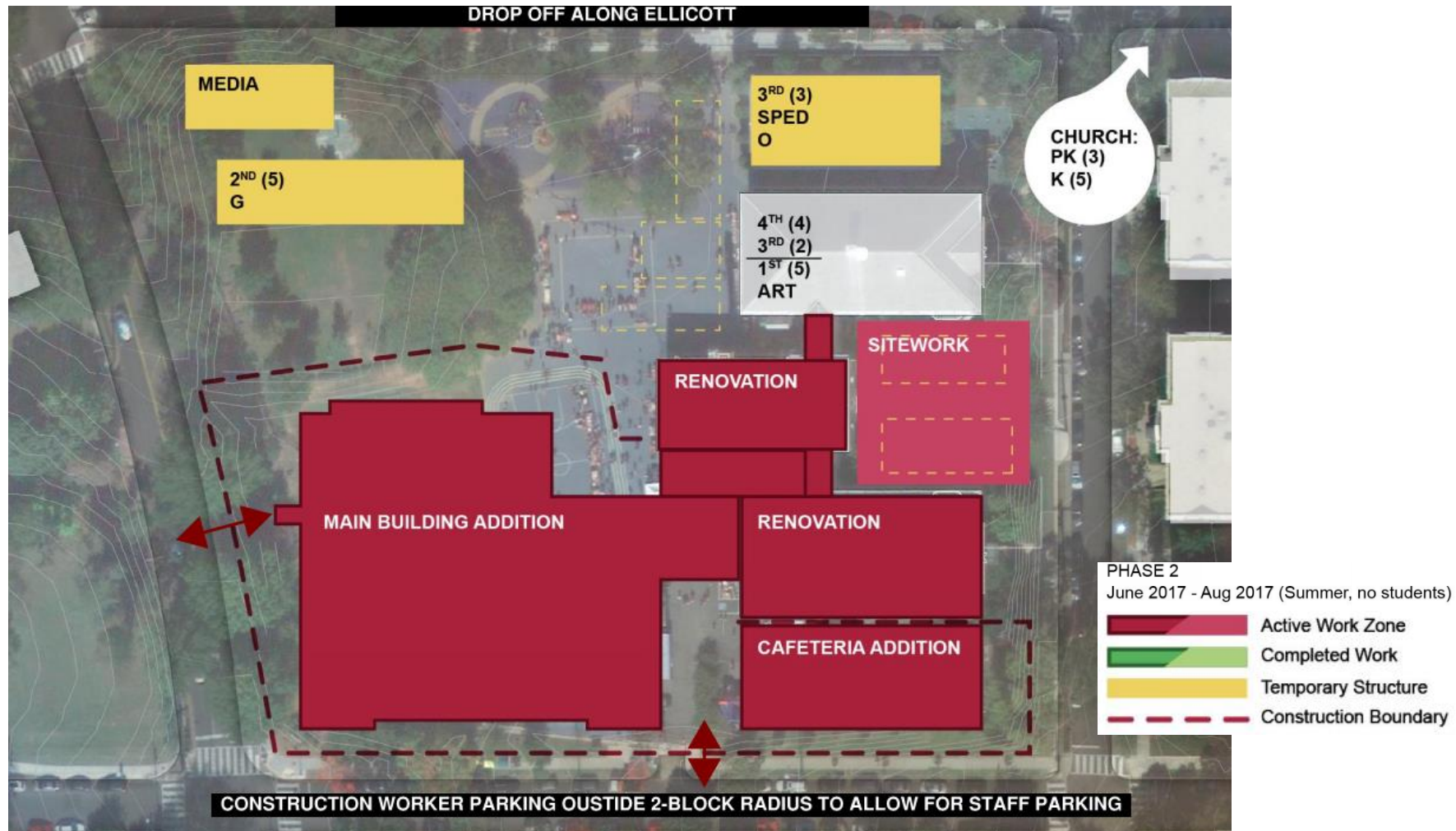
Scenario 2: Split Option



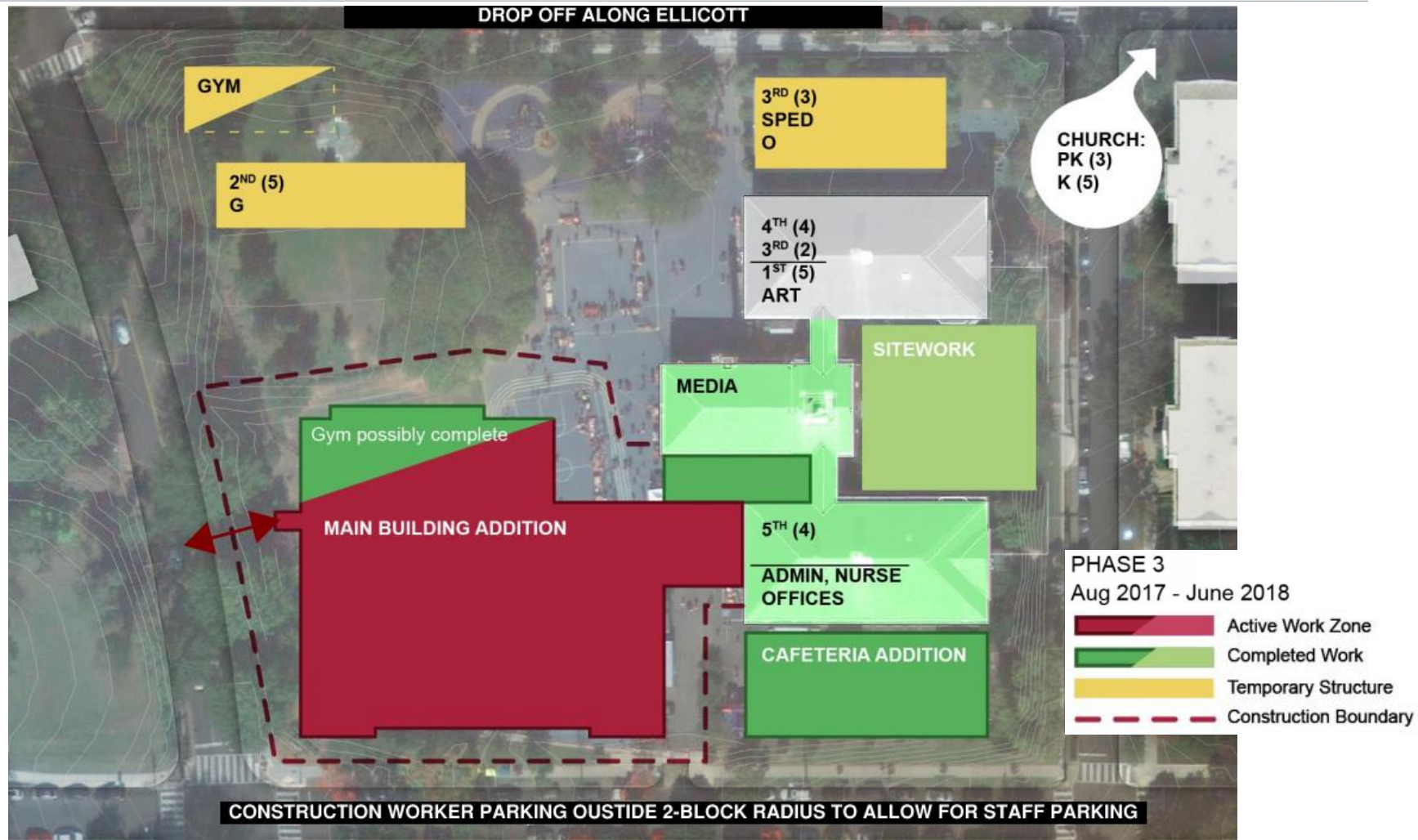
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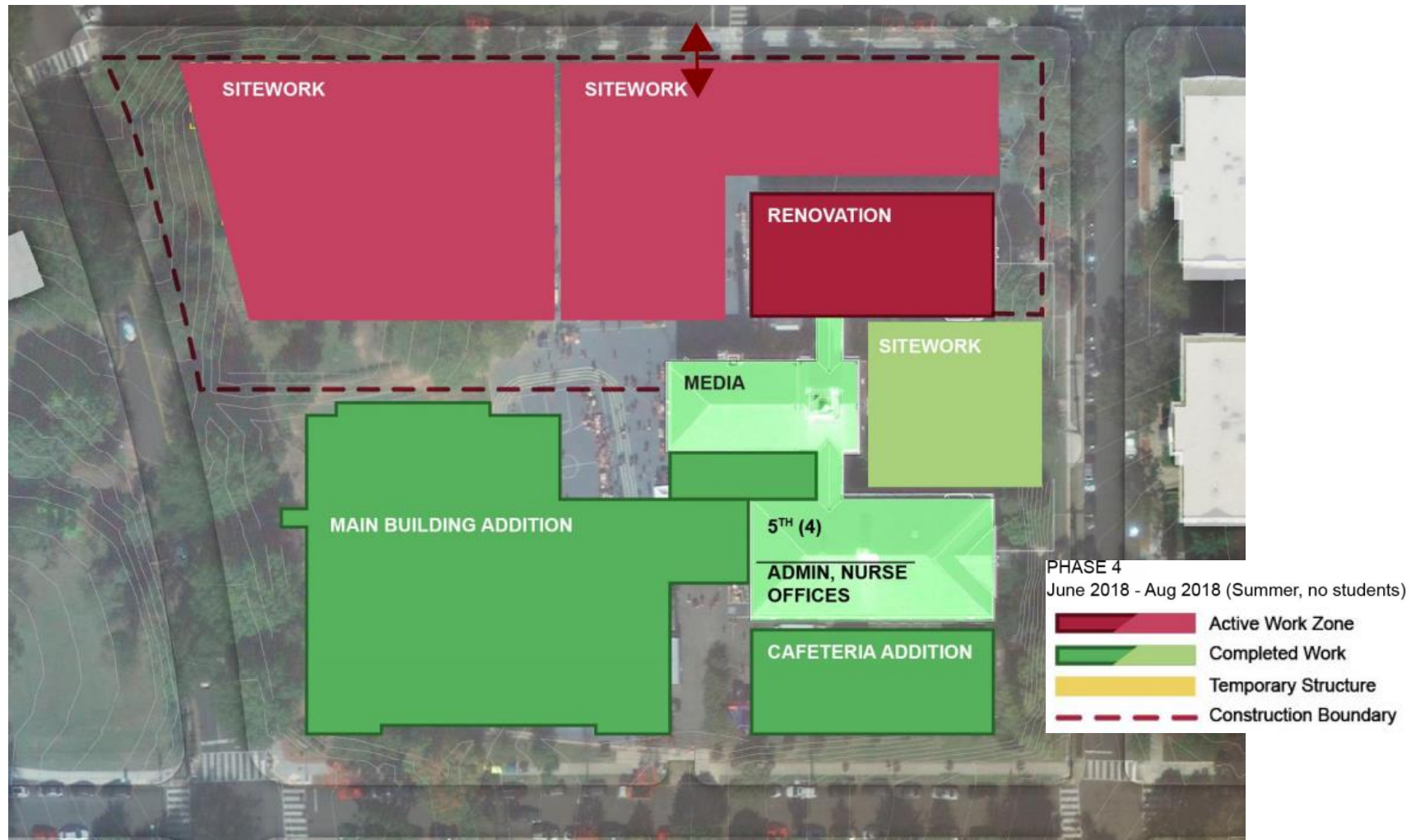
Scenario 2: Split Option



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Scenario 2: Split Option



Scenario 2: Split Option



Scenario 2: Split Option

Estimated Cost: \$3.5M

Pros

- Moves trailers further away from construction zone.
- Reduced programmatic movement.
- Reduces the number of students at pick-up and drop-off
- Capital Memorial Church is 0.4 mi away

Cons

- Creates logistical challenge for staff and families.
- Challenging for “Specials” teachers.
- School community disconnected.
- Many students still near construction zone.
- Potential limitations in the church. Restrictions on room set-up.
- Relies on street parking for staff at Church

Next Steps – Scenario 2

- Evaluate programmatic and play space impacts (recess)
- Continue dialog with Capital Memorial Church and DPR
- Evaluate feedback from Murch community

Scenario 3: Lafayette

Students would utilize the trailers at Lafayette ES for School Years 16-17 & 17-18.



Scenario 3: Lafayette Trailers

Estimated Cost: \$4.5M

Pros

- Large enough to fit entire Murch student body.
- Complex already constructed.
- In close proximity to Murch.

Next Steps

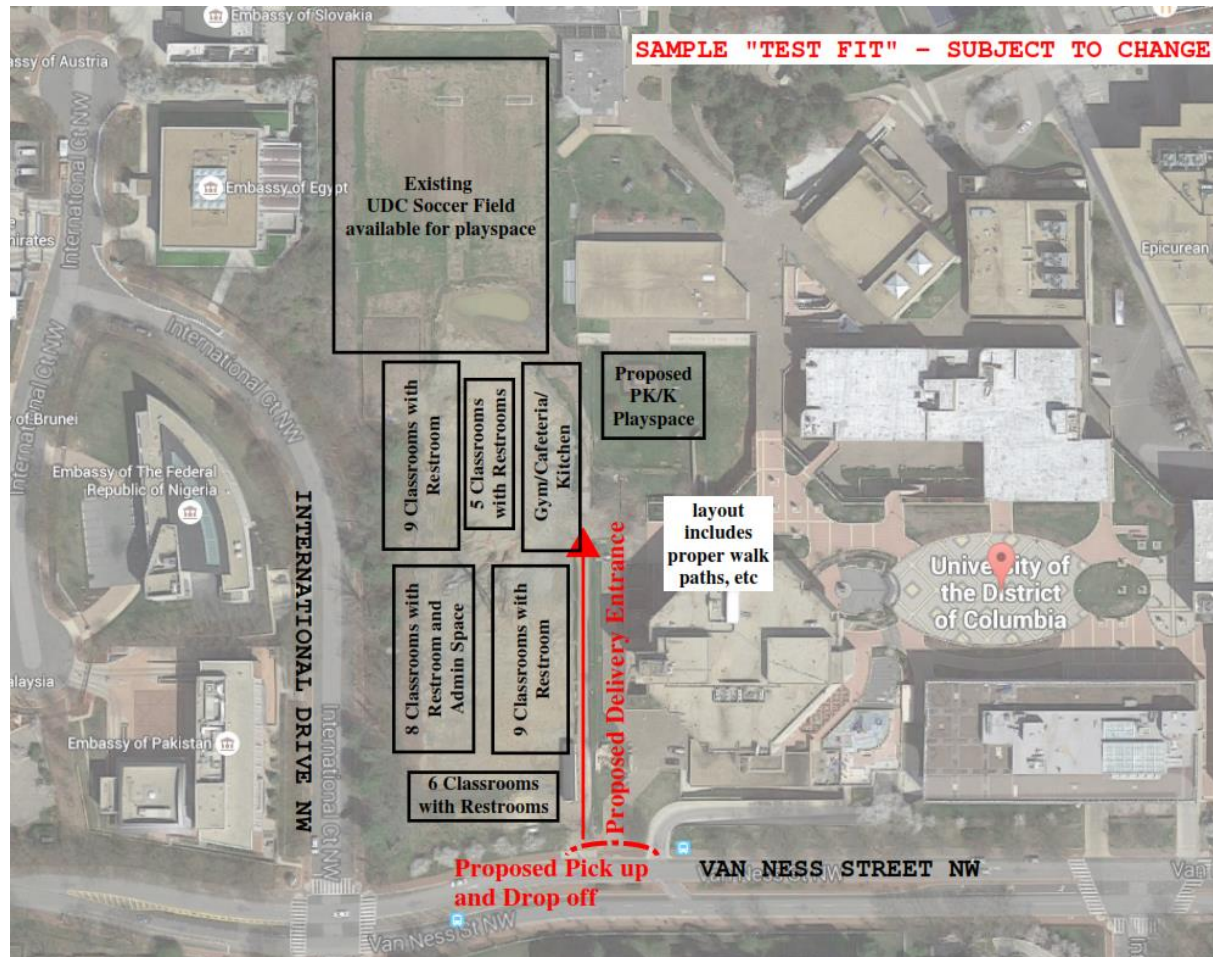
- Evaluate traffic impact (drop off/pick up)
- Evaluate programmatic and play space impacts (recess)
- Evaluate feedback from Murch & Lafayette communities

Cons

- Increased traffic, especially during drop off and pick up. Safety concern.
- Limited play space
 - Field would be off line for 2+ years.
 - Lafayette 5-12 year old playground would not be finished for 2+ years.
 - DPR equipment would have to be used by both schools. Tough to coordinate recess.
 - Concerns with overuse of DPR equipment.
- Emergency evacuation procedures for 2 schools would have to be evaluated.
- Staff parking limited to the street.
- Utility capacity needs to be evaluated.
- Impact on Lafayette community.

Scenario 4: UDC

Trailers would be constructed on the UDC field and used for School Year 16-17 & 17-18.



Scenario 4: UDC

Trailers would be constructed on the UDC field and used for School Year 16-17 & 17-18.



Note: SAMPLE "TEST FIT". SUBJECT TO CHANGE

Scenario 4: UDC

Estimated Cost: \$6M

Pros

- Large enough to fit the entire Murch student body – no mid-year moves required.
- Away from active construction.
- Access to play equipment and field.
- In close proximity to Murch.

Cons

- Elementary students on a College campus.
- Limited pick up and drop off. Needs further evaluation.
- Estimated to be the most expensive option.
- Teacher and Visitor parking needs further evaluation.

Next Steps

- Continue conversations with UDC & State Department
- Evaluate traffic impact and traffic management requirements
- Evaluate feedback from Murch community
- If selected, work with the school and the SIT on program layout.

Next Steps

- DCPS/DGS will post summary of meeting notes by 12/23/15
- Community can submit questions / comments until 12/31/15
- DCPS/DGS will issue a summary of responses by 1/6/16
- DCPS will evaluate each option taking into consideration community feedback
- DCPS Senior Leadership will make a decision by 1/12/16

How to Submit Comments

- Questions / Comments are being documented tonight.
- Comments can be submitted by 12/31/15 to:
 - Email: SIT.INFO@dc.gov
 - Murch Swing Space Survey: <http://goo.gl/forms/UgPilrMte8>
- Comment Cards (Collected at the end of the meeting)

Questions & Answers

Contact Information

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